

(860)594-3020

MINUTES OF MEETING HELD

BY STATE TRAFFIC COMMISSION

JANUARY 17, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Edward Lynch
Department of Public Safety

Deputy Commissioner Carl F. Bard
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, January 17, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meetings:

November 15, 2005

December 15, 2005

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Brookfield - STC# 018-0511-01

Approve a change in the speed limit from 40 mph to 35 mph for both directions on Route 202 (Federal Rd.) from a point 0.23 miles south of Old Milford Rd. (s. jct.) (mile 10.00) northerly to Rt. 133 (Junction Rd.) (mile 10.66), a distance of 0.66 miles.

Farmington - STC# 051-0512-01

1. Rescind Traffic Investigation Report No. 051-8506-02 which approved lane-use control at the intersection of Rt. 4 (Farmington Ave.) at Rt. 10 (Main St. and Waterville Rd.).
2. Approve the following lane-use control at the intersection of Rt. 4 (Farmington Ave.) at Rt. 10 (Main St. and Waterville Rd.):
 - Rt. 4 EB: A right-turn lane
 Two through lanes
 A left-turn lane
 - Rt. 4 WB: A combination right-turn/through lane
 A combination left-turn/through lane
 - Rt. 10 NB: A right-turn lane
 A combination left-turn/through lane
 - Rt. 10 SB: A combination right-turn/left-turn/through lane

Groton - STC# 058-0601-01

Grant the Town of Groton permission to revise the existing traffic control signal on Poquonnock Rd. at Benham Rd., Mitchell St. and Chicago Ave. to be semi-actuated with an exclusive walk phase emergency vehicle pre-emption, and exclusive phasing for the Benham Rd., Mitchell St. and Chicago Ave. approaches.

Groton - STC# 058-0601-02

Grant the Town of Groton permission to revise the existing traffic control signal on Thames St. at Poquonnock Rd., Eastern Point Rd. and Smith St. to be semi-actuated with emergency vehicle preemption, exclusive phasing for the Poquonnock Rd. approach and a right-turn overlap for the Thames St. approach.

Manchester - STC# 076-0512-01

Grant the Town of Manchester permission to install, operate and maintain a semi-actuated traffic control signal with emergency vehicle preemption on Parker St. at its intersection with Colonial Rd. and Sheldon Rd.

Mansfield - STC# 077-0512-01

That a crosswalk not be installed on Rt. 195 at the intersection of Timber Dr.

Middlebury - STC# 080-0510-01

1. That no change be made to the 45 mph speed limit for both directions of travel on Rt. 63 (Bradleyville Rd.) from Whitmore Rd. northerly to Country Club Rd. East, a distance of 0.50 miles.

Middlebury - STC# 080-0510-01 - Contd.

2. That no change be made to the 40 mph speed limit for both directions of travel on Rt. 63 (Bradleyville Rd.) from Country Club Rd. East northerly to Rt. 64, a distance of 0.81 miles.

Middletown - STC# 082-0508-01

That a traffic control signal not be installed at the intersection of Rt. 155 (Randolph Rd.) at Farm Hill Rd.

Milford - STC# 083-0402-01

1. Approve the installation of a traffic control signal with emergency preemption at the intersection of Rt. 162, Mary Ellen Dr. and Settler's Ridge Rd.
2. Approve the installation of "No Turn On Red" signs for the Mary Ellen Drive and Settler's Ridge Rd. approaches to Rt. 162.

Orange - STC# 106-0510-01

Grant permission to the Town of Orange to establish a 25 mph speed limit for both directions on Porter La. from Rt. 152 (Orange Center Rd.) easterly to Lambert Rd., a distance of 0.38 miles.

Orange - STC# 106-0511-01

That a traffic signal not be installed at the intersection of U.S. Rt. 1 (Boston Post Rd.) at Silverbrook Rd.

Rocky Hill - STC# 118-0511-01

Approve a revision to the existing traffic control signal at the intersection of Rt. 3 and Inwood Road to include an actuated pedestrian phase.

Salisbury - STC# 121-0510-01

1. That no change be made to the 30 mph speed limit for both directions of travel on Rt. 44 from a point 0.11 miles west of Holley St. easterly to a point 0.26 miles east of Meadow St., a distance of 1.05 miles.
2. That no change be made to the 35 mph speed limit for both directions of travel on Rt. 44 from a point 0.26 miles east of Meadow St. easterly to Salmon Kill Rd., a distance of 0.41 miles.
3. That no change be made to the 30 mph speed limit for both directions of travel on Rt. 44 from Salmon Kill Rd. easterly to Cobble Rd., a distance of 0.84 miles.

Southbury - STC# 130-0509-02

Approve the request to prohibit thru truck traffic in both directions on Hollow Swamp Rd. from Rt. 172 (South Britain Rd.) southerly to Main St., a distance of 0.51 miles.

Stratford - STC# 138-0601-01

Approve a revision to the existing traffic control signal at the intersection of Rt. 110 (E. Main St.) at the drives for Dock Shopping Center and Stratford Retailers Condominium to include an exclusive pedestrian phase.

Thompson - STC# 141-0510-01

That no change be made to the SB passing zone on Rt. 193 in the vicinity of Gawron Rd.

Wilton - STC# 161-0507-05

That no change be made to the approved 30 mph speed limit for both directions on town-maintained Cheese Spring Rd. from the New Canaan Town Line easterly to Drum Hill Rd., a distance of 1.31 miles.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

3. NEW BUSINESS:

New Milford - STC# 095-0510-01

1. That a "No Left Turn" sign on Rt. 67 (Prospect Hill Rd.) WB at Grove St. not be installed at this time.
2. That a "No Left Turn" sign on Rt. 67 (Prospect Hill Rd.) WB at Old Grove St. not be installed at this time.

Ms. Ramona Tito, the Legal Traffic Authority's representative, concurred with the recommendations.

State Representative Clark J. Chapin, on behalf of a concerned citizen, requested the installation of the signs, and had been invited to attend the meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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4. MAJOR TRAFFIC GENERATORS:

a. Danbury/Bethel/Brookfield - STC# 174-0511-01

Mr. Joseph P. Ouellette presented the staff report on the request to revise the conditions of, and reinstate, Certificate Nos. 1089 and 1089-A issued for Berkshire Corporate Park.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission Certificate Nos. 1089/1089-A (Traffic Investigation Report No. 174-9003-01) be reinstated and revised as indicated below.

1. That condition Nos. 13, 14, 15 and 16 of Traffic Investigation Report No. 174-9003-01 be rescinded.
2. That condition Nos. 8 and 9 of Traffic Investigation Report No. 174-9602-02 be rescinded.
3. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 174-0511-01 has been recorded on the municipal land records in accordance with the established procedure.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Rocky Hill - 118-0512-01

Mrs. Jennifer G. Babowicz presented the staff report on the Application for Certificate filed for the expansion of Corporate Ridge Office Park.

Mrs. Babowicz also briefed Deputy Commissioner Bard regarding a question he had last month about the signals along West Street. She had informed him that a recent overlay project had damaged the side street loop detectors, but they have been reinstalled and are now working properly.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Corpridge Federal Associates, LLC for the expansion of Corporate Ridge Development to include 130 parking spaces for a total 900,000 square feet of gross floor area and 3,340 parking spaces located on Capital Boulevard in the Town of Rocky Hill, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the following plans:

b. Rocky Hill - 118-0512-01 - Contd.

- A. "Site Grading and Drainage Plan, 400 Capital Boulevard, Rocky Hill, Connecticut," Sheet 5 of 13, prepared by WMC Consulting Engineers, dated November 14, 2005.
- B. "Roadway Plan, Prepared for Corpridge Federal Associates, LLC, 400 Capital Boulevard, Rocky Hill, Connecticut," Sheet RW-1 prepared by F.A. Hesketh & Associates, Inc., dated February 20, 2001.

This recommendation is based on the following conditions:

- 1. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 118-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
- 2. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Stamford - STC# 135-0510-01

Mr. Edwin L. Brown presented the staff report on the Application for Certificate filed for the expansion of West Hill High School.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Stamford for the 56,338-square-foot expansion of West Hill High School, for a total 373,394-square-foot gross floor area school with 416 parking spaces, located along the north side of Roxbury Road opposite West Hill Road in the City of Stamford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are referenced to the following plans prepared by Martinez Couch & Associates, LLC:

- A. "STC Site Traffic Control Plan, Additions and Renovations, Westhill High School, 125 Roxbury Road, Stamford, Connecticut," Sheet No. C7.1, dated October 10, 2005, revised December 30, 2005.
- B. "ISD Index Plan, Additions and Renovations, Westhill High School, 125 Roxbury Road, Stamford, Connecticut," Sheet No. C7.2, dated October 10, 2005, revised December 30, 2005.

c. **Stamford - STC# 135-0510-01 - Contd.**

1. That the existing unsignalized site drive on Roxbury Road be reconstructed in substantial conformance with the referenced plans.
2. That the new unsignalized site drive on Roxbury Road be constructed in substantial conformance with the referenced plans.
3. That intersection sight distances be provided and maintained from the site driveways on Roxbury Road as shown on the referenced plans.
4. That signs and pavement markings on the site drives be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
5. That the applicant accomplish drainage improvements along Route 104 in order to adequately convey the additional flows from the proposed new southeast parking area. These improvements must be acceptable to the Department, as determined at the encroachment permit phase.
6. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
7. That all work on roadways that are owned and maintained by the City of Stamford be performed in conformance with the standards and specifications of the City.
8. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 135-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. Wallingford - STC# 148-0510-02

This item was removed from the agenda prior to the meeting.

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e. West Hartford - STC# 155-0510-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for The Hartford Golf Club.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the Hartford Golf Club for the Hartford Golf Club, a 54,474-square-foot gross floor area country club including a 27-hole golf course with 262 parking spaces, located on Norwood Road in the Town of West Hartford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plan prepared by Close, Jensen & Miller, P.C. entitled and dated as follows:

"Location and Abutter's Map for the Hartford Golf Club-Norwood Road," dated July 5, 2005 and last revised October 10, 2005, Sheet 2 of 10.

This recommendation is based on the following conditions:

1. That the existing site driveways on Route 185 and Norwood Road be located and reflect the geometry as shown on the above-referenced plan.
2. That 610 feet of intersection sight distance to the west and 610 feet of intersection sight distance to the east along Route 185 (Simsbury Road) measured at a point 15 feet back from the edge of roadway at the site (service) driveway be provided and maintained.
3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 155-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. Colchester - STC# 028-0508-02

Mr. Thomas N. Lamb presented the staff report on the Application for Certificate filed for the expansion of Pierpont Plaza (Keystone Shoppes).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Galaxy Development Group, LLC for the 33,784-square-foot expansion of Pierpont Plaza to include the Keystone Shoppes, resulting in a total 116,281-square-foot gross floor area of retail development with 553 parking spaces, located on Route 16 in the Town of Colchester, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements are based on and refer to the following plans:

- A. "Keystone Shoppes, 179 Linwood Ave., Colchester, Connecticut 06415, Site Layout Plan," Drawing No. C4, dated June 2, 2005 and last revised January 6, 2006, prepared by Dymar.
- B. "Keystone Shoppes, 179 Linwood Ave., Colchester, Connecticut 06415. Combined Site Plan," Drawing No. STC-1, dated November 21, 2005 and last revised January 6, 2006, prepared by Dymar.
- C. "Keystone Shoppes, 179 Linwood Ave., Colchester, Connecticut 06415, Proposed Pavement Markings & Driveway Profile," Drawing No. STC-2 dated November 22, 2005 and last revised January 6, 2006, prepared by Dymar.
1. That all conditions of the previous State Traffic Commission Certificates 1142, 1142A and 1142B remain in effect.
2. That the site driveway to Keystone Shoppes on Route 16 be constructed in substantial conformance with the referenced plans.
3. That Route 16 be widened to provide a southbound left-turn lane at the site driveway to Keystone Shoppes in substantial conformance with the referenced plans.
4. That approach grades of the driveways and town roads along Route 16 affected by the roadway widenings noted in Traffic Investigation Report No. 028-0508-02 meet Department standards for intersecting streets or not be increased.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That Route 16 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department's District 2 Office.

f. Colchester - STC# 028-0508-02 - Contd.

7. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
8. That 555 feet of intersection sight distance to the south be provided and maintained from the site driveway to Keystone Shoppes along Route 16 measured at a point 15 feet back from the edge of roadway.
9. That the traffic signal plan be revised for the intersection of Route 16 at Kmick Lane and Pierpont Plaza to reflect the revised roadway geometry and easement.
10. That the owner of Pierpont Plaza shall continue to be responsible for major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear for the traffic control signal on Route 16 at Kmick Lane and the Pierpont Plaza drive. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Pierpont Plaza for all the actual costs.
11. That an easement be secured for the state, at no cost, to place and maintain traffic signal appurtenances on the Pierpont Plaza drive at Route 16, prior to the issuance of an encroachment permit. Right-of-Way File No. 028-000-065.
12. That signs and pavement markings on Route 16 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
13. That signs and pavement markings on the driveway to Keystone Shoppes be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
14. That signs be installed and maintained within the site in substantial conformance with the referenced plans to direct delivery trucks to utilize the internal connection to Pierpont Plaza, to exit via the signalized drive at Route 16 and the Pierpont Plaza drive.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That illumination be installed on Route 16 at the Keystone Shoppes driveway. The owner of Keystone Shoppes shall be

f. Colchester - STC# 028-0508-02 - Contd.

responsible for the cost of the electricity to operate the illumination.

18. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
19. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$270,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 028-0508-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
20. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 028-0508-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
21. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. East Hampton - STC# 041-0506-01

This item was removed from the agenda prior to the meeting.

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h. Hartford/West Hartford/Bloomfield - STC# 171-0510-01

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for the expansion of the University of Hartford (University Magnet High School and Engineering Facility).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted, pending local planning and zoning approval (expected on January 24, 2006), that the State Traffic Commission (STC) issue a Certificate to the University of Hartford, located in the City of Hartford and the Towns of West Hartford and Bloomfield, for the expansion of the facilities at the University of Hartford to include an 85,669-square-foot University Magnet High School and Engineering facility and 184 parking spaces, stating that the operation thereof will not imperil the safety of the public.

h. Hartford/West Hartford/Bloomfield - STC# 171-0510-01

The University Campus will then consist of a total of 1,114,023 square feet of classroom, office, cultural and recreation space, as well as dormitory space with 3,428 beds and parking for 4,194 vehicles.

This recommendation is referenced to the plans prepared by:

Jeter Cook & Jepson, Architects, Inc. entitled:

- A. "University High School of Science and Engineering Mark Twain Drive-Hartford, Connecticut," Layout Plan-Sheet CS-1-02 dated November 1, 2005.
- B. "University High School of Science and Engineering-Mark Twain Drive-Hartford, Connecticut," Alternate 1 and 2 Plan - Sheet CS-1.04 dated November 1, 2005.

Fuss & O'Neill, Inc. entitled:

- C. "University of Hartford-Proposed Pavement Marking Plan-University of Hartford Magnet School- Hartford/West Hartford, Connecticut" Sheet Fig.1 dated November 2005.

This recommendation is based on the following conditions:

- 1. That all conditions of Certificate Nos. 794-G, (March 2005), 794-F (July 2004), 794-E (March 2004), 794-D (April 2000), 794-B (October 1991), 794-A (November 1989) and 794 (February 1988) remain in effect. Certificate 794-C (March 1994) was cancelled in April 1994.
- 2. That the site drives on Mark Twain Drive be constructed in substantial conformance with the referenced plans.
- 3. That intersection sight distances be provided and maintained from the site driveways on Mark Twain Drive as shown on the above-referenced plans and in accordance with the City of Hartford standards.
- 4. That a gated emergency only access to and from the University of Hartford campus be provided on Mark Twain Drive as shown on the above-referenced plans.
- 5. That signs and pavement markings at the site drives be provided as shown on the above-referenced plans.
- 6. That the storage length of the Route 44 eastbound left-turn lane into Mark Twain Drive be extended as shown on the above-referenced Plan C.
- 7. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

h. Hartford/West Hartford/Bloomfield - STC# 171-0510-01 - Contd.

8. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
9. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 171-0510-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
10. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
11. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 171-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
12. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. South Windsor - STC# 132-0511-01

Mr. Patrick Onwuazor presented the staff report on the Application for Certificate filed for the expansion of DST Output, Inc.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to DST Realty of Connecticut, Inc., for a 43,316-square-foot expansion totaling 304,337 square feet of office/production space with 447 parking spaces, located on Route 30 (Ellington Road) in the Town of South Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans prepared by Design Professionals, Inc., entitled and dated as follows:

"Topographic Plan - Resurvey Prepared for - DST Output - 125 Ellington Road - South Windsor Connecticut," Sheet Nos. 8/12, 9/12 and 10/12 dated September 6, 2005.

This recommendation is based on the following conditions:

i. South Windsor - STC# 132-0511-01 - Contd.

1. That all conditions of Certificate Nos. 1398 and 1398-A (Traffic Investigation Report Nos. 132-9808-01, 132-9903-01, 132-0203-01 and 132-0404-02) remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 132-0511-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. New Haven - STC# 092-0311-05

This item was removed from the agenda prior to the meeting.

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k. Wallingford - STC# 148-0511-02

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for the expansion of Lowe's Home Improvement Center (formerly Wal*Mart).

Ms. Cabelus asked whether the bond was to be for \$10,000 or \$20,000, as her copy of the report reflected that it was \$10,000. After discussion with Mr. John F. Carey, Manager of Traffic Engineering, and Ms. Barbara Ricozzi, it was determined that the bond amount would be for \$10,000.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a Certificate to Infinity Route 5 Limited Partnership, c/o Great Island Development for the 49,536-square-foot expansion and change in use for Lowe's Home Improvement Center, formerly Walmart, for a total 186,092-square-foot gross floor area retail/restaurant/auto repair with 1,032 parking spaces, located on Route 5 in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set fourth are based on and refer to the applicant's plan entitled:

"Site Plan, Proposed Lowe's Wallingford Connecticut" Drawing No. 20.01 dated September 1, 2005 and last revised January 4, 2006, prepared by Langan Engineering & Environmental Services.

k. Wallingford - STC# 148-0511-02 - Contd.

1. That the owner of Lowe's Home Improvement Center shall continue to be responsible for major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to the normal wear for the traffic control signal on U.S. Route 5 at Lowe's Home Improvement driveway and Home Depot. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Lowe's Home Improvement Center for all the actual costs.
2. That existing and future internal connections between site property and adjacent properties be allowed and not precluded.
3. That an easement be granted to the state, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of U.S. Route 5 and Lowe's Home Improvement Center Driveway. Right-of-Way File No. 148-000-080.
4. That intersection sight distances be provided and maintained from the site driveways on U.S. Route 5 as shown on the referenced plan.
5. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 148-0511-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
6. That the Conditions of Traffic Investigation Report No. 148-9407-01 (Certificate No. 1262) remain in effect.
7. That signs and pavement markings on site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices" latest edition.
8. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0511-02, together with Certificate No. 1262 previously issued on March 21, 1995 with Traffic Investigation Report No. 148-9407-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional

k. Wallingford - STC# 148-0511-02 - Contd.

improvements or changes shall be borne by the owner of the development.

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l. Danbury - STC# 034-0512-02

This item was discussed after item "n" below.

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m. Danbury - STC# 034-0512-03

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for the expansion and land use change for The Reserve/Union Carbide (Site 17).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to One Reserve Road, LLC for a change in land use and a 657-square-foot expansion of Office Building Site 17 to consist of 7,457 square feet of office building and a 2,600-square-foot bank with 33 parking spaces as part of The Reserve development, for a total of 468 apartment units, 1,117,808 square feet of office, a 2,600-square-foot bank, and a 4,000-seat baseball stadium with a total of 6,316 parking spaces, located on Saw Mill Road and Old Ridgebury Road in the City of Danbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions refer to the submitted plans prepared by Tighe & Bond Consulting Engineers entitled and dated as follows:

- A. "The Reserve, Sites 1, 1B, 17 and 19C, Overall Plan," Sheet No. SP-1, dated December 19, 2005.
- B. "The Reserve Site 17 Small Office/Bank," Sheet No. C1.1, dated December 22, 2003 last revised February 15, 2005.
- 1. Rescind Traffic Investigation Report No. 034-0401-01 which was approved on March 16, 2004.
- 2. That all conditions of Certificate No. 263-A, Traffic Investigation Report No. 034-0308-01 approved on December 16, 2003, remain in effect.
- 3. That the site driveways on Reserve Road be constructed in substantial conformance with the referenced plans.
- 4. That all work on roadways that are owned and maintained by the City of Danbury be performed in conformance with the standards and specifications of the City.

m. Danbury - STC# 034-0512-03 - Contd.

5. That intersection sight distances be provided and maintained to the standards of the City of Danbury at the site drives on Reserve Road.
6. That a stop bar and stop sign be provided and maintained at each of the site drives on Reserve Road.
7. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 034-0512-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
8. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. Danbury - STC# 034-0601-01

Mrs. Gina M. Greenalch presented the staff report on the request to partially open The Reserve/Union Carbide without full compliance with the conditions of Traffic Investigation Report No. 034-0512-03.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow One Reserve Road, LLC, to operate a 7,457-square-foot office building and a 2,600-square-foot bank, with 33 parking spaces, within The Reserve without full compliance with the conditions of Traffic Investigation Report No. 034-0512-03, based on the following conditions.

1. That condition Nos. 3-8 associated with Traffic Investigation Report No. 034-0512-03 be completed prior to the opening of the 7,457-square-foot office building and the 2,600-square-foot bank.
2. That this approval shall not become effective until a copy of Traffic Investigation Report No. 034-0601-01 has been recorded on the municipal land records in accordance with the established procedure.

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1. Danbury - STC# 034-0512-02

Mrs. Gina M. Greenalch presented the staff report on the request to partially open The Reserve/Union Carbide without full compliance with the Conditions of Certificate No. 263-A.

1. Danbury - STC# 034-0512-02 - Contd.

Ms. Cabelus noted that a new master site plan with an application will be submitted next week which will reflect the changes to date, including the removal of the stadium and the addition of alternate uses.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow Whiteco Residential to operate up to 186 units with 406 parking spaces of Whiteco Site 1 Saw Mill Road Housing, a development within The Reserve, without full compliance with the conditions of State Traffic Commission Certificate No. 263-A (Traffic Investigation Report No. 034-0308-01) based on the following conditions.

The conditions refer to the submitted plans prepared by Tighe & Bond Consulting Engineers entitled and dated as follows:

- A. "The Reserve Site 1, 186 Units, Layout Plan," dated July 15, 2003 last revised July 21, 2005, drawing number C2.1.
- B. "The Reserve Site 1, 186 Units, Layout Plan," dated July 15, 2003 last revised June 23, 2005, drawing number C2.2.
1. That condition numbers 16, 17 and 18 associated with Traffic Investigation Report No. 034-0308-01 be completed prior to the opening of the 186-unit housing development.
2. That the site driveways on Saw Mill Road be constructed in substantial conformance with the referenced plans.
3. That intersection sight distances be provided and maintained from the site driveways on Saw Mill Road as shown on the referenced plans.
4. That a stop bar and stop sign be provided and maintained at each of the site drives on Saw Mill Road.
5. That no additional building permits be issued beyond the 186 units until such time that the latest master site plan for the entire development is submitted to the State Traffic Commission for review and approval.
6. That this approval shall not become effective until a copy of Traffic Investigation Report No. 034-0512-02 has been recorded on the municipal land records in accordance with the established procedure.
7. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

o. Shelton - STC# 126-0510-01

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for the expansion of Shelton High School/Intermediate School.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Shelton, Board of Education for the 7,450-square-foot expansion of the Shelton High School, for a total 484,840-square-foot gross floor area educational facility with 838 parking spaces, located on Meadow Street and North Constitution Boulevard in Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The following requirements refer to the plan prepared by Fletcher-Thompson, Inc. entitled and dated as follows:

"Shelton High School and Intermediate School, Campus Plan" Drawing No. Site, dated December 2, 2005.

1. That all conditions of Certificate No. 140A and Traffic Investigation Report No. 126-9906-01 remain in effect.
2. The site drives on Meadow Street be located and reflect the geometry as shown on referenced plans.
3. That intersection sight distances be provided and maintained from the site driveways on Meadow Street to the standards of the City of Shelton.
4. The westerly driveway on North Constitution Boulevard be a gated emergency access drive.
5. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0510-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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p. Waterbury - STC# 151-0408-01

This item was removed from the agenda prior to the meeting.

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5. **MAJOR TRAFFIC GENERATOR - EXTENSIONS**

Ms. Cabelus stated that the following extensions had been reviewed by the Division of Traffic Engineering. The developments are still viable, and she recommended that they be extended for one year.

a. One-Year Extension:

**Certificate No. 1006-A issued for
The Orchards at East Lyme in East Lyme**

Ms. Cabelus stated that there have been no previous extensions. Encroachment permits have been extended through the end of the year, the bond has been posted, and the Legal Traffic Authority is in agreement. She recommended extension for one year.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend the certificate for one year.

b. One-Year Extension of Certificate Issuance Approval, Bond Required:

**Traffic Investigation Report No. 132-0311-01 approved
December 16, 2003 for Terry Office Park in South Windsor**

Ms. Cabelus recommended that this item be extended for one year. There have been no prior extensions, and there are no roadway improvements associated with the report. A \$10,000 bond is required to close the northerly ingress-only drive. Construction is looking to commence in Spring 2006.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the certificate issuance approval be extended for one year.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 10:35 a.m.

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Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
January 17, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director